



Connells

Berkeley Road South
Coventry



Property Description

Bursting with charm and individuality, the property showcases an array of original features, generous room sizes and an impressive layout ideal for both relaxation and entertaining.

A true highlight of the home is the spectacular kitchen/diner and entertainment space, complete with bi fold doors opening onto the garden-perfect for hosting and everyday family life. The accommodation also includes a lovely lounge, a convenient ground floor WC, and four well proportioned bedrooms. The master bedroom boasts a walk in wardrobe and an en suite shower room, while the stylish family bathroom features a statement roll top bath.

Externally, the property offers an expansive rear garden, providing privacy and plenty of space for outdoor enjoyment. Additional benefits include gas central heating, double glazing, and an alarm system.

Positioned on one of Earlsdon's most desirable roads and surrounded by excellent local amenities, this exceptional home presents a rare opportunity to purchase a truly characterful residence in a premium location, within close proximity to the thriving High Street with its many eateries, bistros, schools and parks.

Approach

Front door.

Entrance Hall

Doors to;

Guest W/C

Comprising toilet, wash hand basin, heated towel rail and radiator.

Lounge

Double glazed window to the front elevation, radiator and feature fireplace with gas fire.

Open Plan Kitchen/Dining Room

Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and five ring gas hob with cookerhood over, integrated dishwasher, space for dining table and chairs, large double glazed skylight and bi-folding doors leading to the rear garden.

Utility

Plumbing for washing machine & dryer.

First Floor Landing

Radiator and doors to;

Bedroom One

Double glazed window to the front elevation and radiator.

Bedroom Two

Double glazed window to the front elevation and radiator.

Bedroom Three

Double glazed window to the rear elevation, fitted wardrobe and radiator

Family Bathroom

Tiled, comprising bath with separate shower cubicle, wash hand basin, toilet, heated towel rail and two double

glazed windows to the rear elevation

Second Floor

Master Bedroom

Double glazed window to the rear elevation, fitted wardrobes, radiator and a large walk-in closet,

En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, heated towel rail and double glazed window to the side elevation.

Outside

Front Of Property

Foregarden with access to front door.

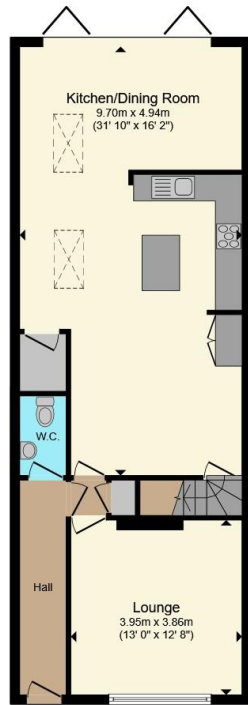
Rear Garden

Large rear garden with patio area beyond being laid to lawn.

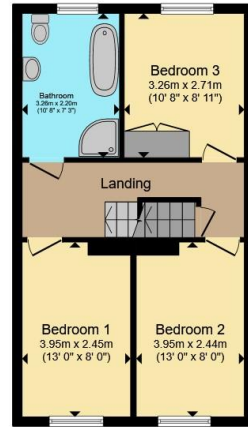
Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Ground Floor



First Floor



Second Floor

Total floor area 150.2 m² (1,616 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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38 New Union Street
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EPC Rating: E Council Tax
Band: C

view this property online connells.co.uk/Property/COV322924

Tenure: Freehold



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Property Ref: COV322924 - 0005